

ATTACHMENT 3

Applicant's Project Location Justification

Ritz-Carlton Bacara Beach House Replacement Project

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To:	Mary Chang / Bret McNulty City of Goleta	From:	Ginger Andersen Stantec Consulting Services Inc
File:	2064160400	Date:	May 7, 2018

Reference: Ritz Carlton Bacara Beach House Relocation Project

As required with submittal of a new or amended Development Plan, we are providing this written justification statement detailing compliance with §35-174.7.

- a. *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.*

The "Beach House" consists of men's and women's restrooms, a snack bar, an outdoor shower, and drinking fountain. Providing these amenities was required as part of the original permitted development for the site. The new location for the restroom and snack bar is in the vicinity of the old location, slightly further inland to protect it from damage that could otherwise be caused by coastal processes. Therefore, this site is still adequate for the proposed relocated amenities and this finding can be made.

- b. *That adverse impacts are mitigated to the maximum extent feasible.*

The new location was carefully selected to avoid sensitive resources, while still being in a location that is convenient and accessible to the beach-going public. In the proposed layout and location, the total amount of development, and with its impervious area, is reduced over the current layout and size. The footprint of the existing beach house will be restored and replanted. Therefore, this finding can be made.

- c. *That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The public parking for the beach is accessed from Hollister Avenue, an existing improved public road. The proposed project replaces an existing damaged facility in largely the same location as the existing facility, using the same access point. Therefore, it does not change the type or intensity of use of the beach or change the type or quantity of traffic and this finding can be made.

- d. *That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

The proposed project replaces an existing facility. No change to the amount or frequency of use for water, sewer, fire protection or police protection is anticipated. Although no new or additional impacts are anticipated to result from replacing the existing bathroom facility, the Fire Department has reviewed the project and requested improvements to an existing water rescue attack point which have been incorporated into the project. Therefore, this finding can be made.

- e. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.*

The public restroom and snack bar are an added amenity for the health, comfort, convenience and general welfare of the beach-going public that exist at this time. The project proposes to replace these amenities on the same property in much the same location as the existing facilities. The existing facility was found consistent with this finding and the project proposes to replace it, therefore this finding can once again be made.

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- f. *That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-161. 7. (Amended by Ord 4227. 6118/96)*

The existing facility was found consistent with this finding and the project proposes to replace it in largely the same location on the same property, therefore this finding can once again be made.

- g. *That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.*

It is our understanding that this finding is a holdover from the County as the City does not have an urban/rural boundary as the County does. The proposed replacement restroom and snack bar structures are located in much the same location as the existing facility so as not to infringe on the public's view of the beach and ocean from the trails in the vicinity. The proposed use is the same as the existing; therefore, this finding can be made.

- h. *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The location of the proposed structures does not conflict with the public's ongoing access to the beach. The existing trails and pathways, and existing emergency access will remain in place; therefore, this finding can be made.

2. *A Final or Revised Final Development Plan shall only be approved if the following additional finding is made: Such plan is in substantial conformity with any approved Preliminary or Revised Preliminary Development Plan except when the Planning Commission, Zoning Administrator or Director considers a Final Development Plan for which there is not a previously approved Preliminary Development Plan. In this case, the Planning Commission, Zoning Administrator or Director may consider the Final Development Plan as both a Preliminary and Final Development Plan. (Amended by Ord 3977, 2121192; Ord. 4067, 8118192; Ord. 4086, 12115/92)*

The replacement of the existing is facility is by nature in substantial conformity with the approved Development Plan in that it is replacing the approved structure and use – in much the same location near the beach - and continues to serve the needs of the beach-going public. These amenities are required as part of the approval of the original hotel project, therefore this finding can be made.

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